



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

SEPTEMBER 5, 2002

PRESENT: Fruit, Martin, Pyle

ABSENT: Kennett

LATE: None

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Vice-Chair Martin called the meeting to order at 6:58 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Vice-Chair Martin opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

MINUTES:

AUGUST 15, 2002 BOARD MEMBERS FRUIT /PYLE MOTIONED TO APPROVE THE AUGUST 15, 2002 MINUTES ON A VOTE OF 3-0 AS FOLLOWS: AYES: MARTIN, FRUIT, PYLE; NOES: NONE; ABSTAIN: NONE; ABSENT: KENNETT.

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NEW BUSINESS:

1. **SITE REVIEW, SR-02-07: DIGITAL-MORGAN HILL DEVELOPMENT PARTNERS:** A request for site, landscape and architectural plan approval for the construction of four light industrial condominium buildings on two lots (each approximately 2.3 acres in size) located along Digital Drive in the Morgan Hill Ranch Business Park.

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 02-017
SUBJECT TO THE FOLLOWING CHANGES AND ADDITIONS:**

1. Standard Condition Page 2, E4, the end of the condition should read as follows,
“ . . . shall be continuously maintained by the Association.”
2. Standard Condition Page 3, G1, leave in the wording “commercial.”
3. Standard Condition Page 7, Q4, provide separate water services and meters for each “unit.”
4. Standard Condition Page 8, R4., delete
5. Other Condition Page 13, X 5d., delete
6. Other Condition Page 13, X 12, limit parking lot lighting only to high pressure sodium. Other types of lighting may be allowed on the buildings.
7. Other Condition Page 14, X 27 & 28 combine as a single condition.
8. The depth of the recess for the top knock out panels shall be 1.5 inches and .75 inches for the bottom panels.
9. Modify the landscape plan to include the following:
 - a. Provide an additional tree specimen which is non deciduous.
 - b. Change the vine plantings to non deciduous varieties.
 - c. Change the proposed Lantana ground cover to a hardier variety.
 - d. Fifteen gallon shrubs shall be planted at the existing break in the perimeter berm to provide screening of the parking lot area.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES:	FRUIT, MARTIN, PYLE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	KENNETT

OTHER BUSINESS:

2. **DESIGN REVIEW HANDBOOK:** Draft due September 9.

ANNOUNCEMENTS: NONE

ADJOURNMENT: There being no further business, Vice-Chair Martin adjourned the meeting at 8:00 p.m.

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MINUTES PREPARED BY:

TERRY LINDER

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